



CITY OF LORAIN

Board of Control

Meeting of May 13, 2026

I. ROLL CALL

The Board of Control meeting was called to order at 11:30 a.m. by Mayor Bradley. In attendance were Mayor Jack Bradley, Safety/Service Director Rey Carrion, Don Zaleski, Alex Berki, Lori Garica, Mindy Stoyka, Nicara Garica, Janu Justic, Tracy Ellan, Ed Garcia, Robyn Davey, and Alonna Lopez.

II. MATTERS FOR DISCUSSION

a. A request to purchase/replace the old, broken, non-functioning blinds in the Prosecutor's Office that have been there since this building was constructed. The company "Well Dressed Windows, Inc." will be doing the work. Quote includes all materials, fabrication, freight and installation in the amount of \$3,010.90.

Discussion: Well Dressed Window, Inc. is a sole source vendor. The cost of this purchase falls below the Board of Control threshold.

Mayor Bradley made the motion to approve the request; Safety/Service Director Rey Carrion seconded the motion.

Roll Call: Safety/Service Director Rey Carrion -aye; Mayor Bradley-aye. Motion carried unanimously.

b. A request from the Lorain Utilities Department for a purchase order in the amount of \$30,160.00 with ESRI, Inc. for the annual subscription and maintenance of ArcGIS Software. Total amount of the Invoice is \$34,363.00, the remaining amount of \$4,203.00 will be paid by Building Housing and Planning Department. Funding GL Accounts 4030.C403.6300.1500 General Sewer - Contractual Service, 6020.P602.4000.6300.1500 Water Works - General Administration - Contractual Service, and 6130.P613.4000.6300.1500 Water Pollution Control - General Administration - Contractual Service.

Discussion: The annual renewal of the GIS subscription. This is split between multiple accounts/departments.

Mayor Bradley made the motion to approve the request; Safety/Service Director Rey Carrion seconded the motion.

Roll Call: Safety/Service Director Rey Carrion -aye; Mayor Bradley-aye. Motion carried unanimously.

c. A request from the Lorain Utilities Department for approval to increase the purchase order with Verdantas LLC from \$10,000.00 to \$52,000.00. An increase of \$42,000.00 for additional services to be compliant with current codes and standards. Funding GL Accounts 6130.P613.6310.6300.1500 Plant Operations - Contractual Service and 6130.P613.6420.6300.1500 PQM Treatment Plant - Contractual Service.

Discussion: An amendment was made to this request to change the language of this request to "A request from the Lorain Utilities Department to open a purchase order with Verdantas LLC in an

amount of \$42,000.00 for additional services to be compliant with current codes and standards. Funding GL Accounts 6130.P613.6310.6300.1500 Plant Operations - Contractual Service and 6130.P613.6420.6300.1500 PQM Treatment Plant - Contractual Service.” The original plans for this project were completed in 2019 and need to be updated to be compliant with current codes/standards.

Mayor Bradley made the motion to approve the request; Safety/Service Director Rey Carrion seconded the motion.

Roll Call: Safety/Service Director Rey Carrion -aye; Mayor Bradley-aye. Motion carried unanimously.

d. A request from the Department of Public Property to purchase washed Durapatch stone from Erie Materials, Inc. for an amount not to exceed \$25,000.00. Funding will be through BitMat Fund 2030.R203,3140.6400.2900.

Discussion: The stone being purchased is cleaned prior to it being delivered. This is the only company in our area that provides washed stone.

Mayor Bradley made the motion to approve the request; Safety/Service Director Rey Carrion seconded the motion.

Roll Call: Safety/Service Director Rey Carrion -aye; Mayor Bradley-aye. Motion carried unanimously.

e. A request from the Department of Public Property, Paint & Sign Division, to purchase Glass Beads for the 2026 calendar year from The Pittsburgh Paints Company for an amount not to exceed \$15,000.00. Pittsburgh Paints holds the ODOT contract 139A-25 for glass beads. Funding will be through account 2010.R201.3150.6300.1500 Paint&Sign Contractual Services.

Discussion: This is the state purchasing vendor. Glass beads will be incorporated into the paint that will be used to repaint the existing road lines on our streets.

Mayor Bradley made the motion to approve the request; Safety/Service Director Rey Carrion seconded the motion.

Roll Call: Safety/Service Director Rey Carrion -aye; Mayor Bradley-aye. Motion carried unanimously.

f. A request from the Department of Public Property, Streets Division, to purchase SS-1H emulsion from Unique Paving Materials for an amount not to exceed \$25,000.00. Unique is the only area vendor able to provide emulsion in the quantity we require. Funding will be through account 2030.R203,3140.6400.6000 In-House Paving.

Discussion: Unique Paving Materials is a sole source vendor.

Mayor Bradley made the motion to approve the request; Safety/Service Director Rey Carrion seconded the motion.

Roll Call: Safety/Service Director Rey Carrion -aye; Mayor Bradley-aye. Motion carried unanimously.

g. A request from the Department of Public Property, Streets Division, for lamp post repair at 383 Broadway near the Ariel Hotel for lamp post repair/replacement from Lamplight for an amount not to exceed \$5,829.73 Funding will be through account

2010.R201.3140.6300.1500. Damage was caused by a motor vehicle and full amount of damages was received from the responsible party's insurance.

Discussion: Light was damaged in a motor vehicle accident.

Mayor Bradley made the motion to approve the request; Safety/Service Director Rey Carrion seconded the motion.

Roll Call: Safety/Service Director Rey Carrion -aye; Mayor Bradley-aye. Motion carried unanimously.

h. A request from the Department of public Property, Parks Division, for demolition dumpsters and disposal by Republic Services for Pawlak Park bathroom demo for an amount not to exceed \$6,000.00. Funding will be through BHP account 2260.R226.7110.6700.1500, contingent on compliance with other federal requirements, including environmental reviews.

Discussion: The demo of the Pawlak Park bathroom will be completed in-house. The current location of the facility is right off the sidewalk obstructing the line of sight for motorists.

Mayor Bradley made the motion to approve the request; Safety/Service Director Rey Carrion seconded the motion.

Roll Call: Safety/Service Director Rey Carrion -aye; Mayor Bradley-aye. Motion carried unanimously.

i. A request from the Department of Public Property, Streets Division, for lamp post repair at 457 Broadway near Dominos Pizza for lamp post repair/replacement from Lamplight for an amount not to exceed \$6,434.24 Funding will be through account 2010.R201.3140.6300.1500. Damage was caused by a motor vehicle accident. The at-fault party was uninsured. Gallagher Bassett insurance is pursuing subrogation from the responsible party.

Discussion: The light post and pedestrian signal were destroyed in a motor vehicle accident.

Mayor Bradley made the motion to approve the request; Safety/Service Director Rey Carrion seconded the motion.

Roll Call: Safety/Service Director Rey Carrion -aye; Mayor Bradley-aye. Motion carried unanimously.

j. A request from the Department of Public Property for lighting replacements at various locations from Fonroche Lighting America for an amount not to exceed \$61,336.00. Fonroche holds the contract with Sourcewell. Funding will be through account to be determined by the Auditor.

Discussion: These lights will be solar powered. Fifteen lights will be placed between 5th and 9th street to improve lighting in those areas.

Mayor Bradley made the motion to approve the request; Safety/Service Director Rey Carrion seconded the motion.

Roll Call: Safety/Service Director Rey Carrion -aye; Mayor Bradley-aye. Motion carried unanimously.

k. A request from the Building, Housing & Planning Department to enter into an agreement with the Erie County Health Department in an amount not to exceed One Hundred Twenty-Five Thousand Six Hundred Fifty Dollars (\$125,650.00), for a lead hazard testing and abatement program. The City of Lorain will match at a maximum of Fifteen Thousand Dollars (\$15,000.00) of the total per unit project cost and priority shall be given to families or occupants with children from birth to six (6) years of age who have been diagnosed with lead poisoning or exposure. Approval is contingent on compliance with other federal requirements, including environmental reviews.

Discussion: Approved by Lorain City Council via Ordinance 62-26. This program helps homeowners test and remove lead-based paint in their homes.

Mayor Bradley made the motion to approve the request; Safety/Service Director Rey Carrion seconded the motion.

Roll Call: Safety/Service Director Rey Carrion -aye; Mayor Bradley-aye. Motion carried unanimously.

l. A request from the Building, Housing, & Planning Department to enter into an agreement with Montrose Law Firm, LLC for economic development advisory services including assistance in building public-private partnerships, utilizing public interests to leverage private investment, and assistance with creating a TIF project for the Silver Hills Development. The agreement will be for an amount not to exceed \$15,000.00 with funds to be appropriated evenly from 2290.R225.7160.6300.1500 UDAG-CRA Program-Contractual Services. Funding for the expense was approved by City Council on 4/6/26 with Ordinance 52-26.

Discussion: The city has a three-month contract with Montrose Law Firm, LLC. This company aids the city in creating opportunity zones, TIFS, and advocating for funding.

Mayor Bradley made the motion to approve the request; Safety/Service Director Rey Carrion seconded the motion.

Roll Call: Safety/Service Director Rey Carrion -aye; Mayor Bradley-aye. Motion carried unanimously.

m. BHP requests to amend the previously approved BOC item 2.H. from the 1/22/26 meeting due to contractor withdrawal, regarding Edward Ramos at 3828 Dallas Ave. for a roof and gutter replacement. The original contractor, Happy Homes Improvement, suffered a medical emergency and are not capable of proceeding with this residence at this time. The next eligible contractor is Moore Integrity Construction.

Discussion: An amendment is being made to change the contractor's name that was previously approved. Contractors are required to have bid bonds when they submit and construction bonds when acquiring permits for the work. The homeowner is okay with the change in contractor. If the total project cost exceeds the \$15,000.00 threshold with the contingency for this program the homeowner will cover the additional costs. Loans are monitored by the department.

Mayor Bradley made the motion to approve the request as amended; Safety/Service Director Rey Carrion seconded the motion.

Roll Call: Safety/Service Director Rey Carrion -aye; Mayor Bradley-aye. Motion carried unanimously.

n. The Building, Housing and Planning Department (BHP) requests approval for an Essential Home Repair loan in the amount of \$6,583.50 to replace the electrical panel and outlets at 1225 W. 21st St Lorain OH 44052 for Stephen Rico.

G.I.D. submitted the most complete and cost-effective estimate for the scope of work to be completed for \$5,985.00. The total funds requested, including a 10% contingency of \$598.50, is \$6,583.50. Additional estimates received were Eiffel Builders Inc for \$7,298.00, and Moore Integrity Construction for \$9,500.00. The additional estimate amounts do not include the 10% contingency. The work will be paid out of the Block Grant Home Repair funds, account number 2260.R.226.7130.6400.6100 and is contingent on compliance with other federal requirements, including environmental reviews.

Discussion: The City has worked with GID Construction in the past.

Mayor Bradley made the motion to approve the request; Safety/Service Director Rey Carrion seconded the motion.

Roll Call: Safety/Service Director Rey Carrion -aye; Mayor Bradley-aye. Motion carried unanimously.

o. The Building, Housing and Planning Department (BHP) requests approval for an Essential Home Repair loan in the amount of \$9,295.00, to replace the roof at 1532 E. 31st St Lorain 44055, for Celidio Otero Castro.

Moore Integrity Construction submitted the most complete and cost-effective estimate for the scope of work to be completed for \$8,450.00. The total funds requested, including a 10% contingency of \$845.00, is \$9,295.00.

Additional estimates received were from R&B Roofing for \$6,400.00 (they did not complete the required registration through sam.gov to be considered) and Davinci Roofing for \$12,082.30 (they did not complete the required registration through sam.gov to be considered. The additional estimate amounts do not include the 10% contingency. The work will be paid out of the Block Grant Home Repair funds, account number 2260.R.226.7130.6400.6100 and is contingent on compliance with other federal requirements, including environmental reviews.

Discussion: The homeowner can choose any contractor they would like to give an estimate.

Mayor Bradley made the motion to approve the request; Safety/Service Director Rey Carrion seconded the motion.

Roll Call: Safety/Service Director Rey Carrion -aye; Mayor Bradley-aye. Motion carried unanimously.

p. The Building, Housing and Planning Department (BHP) requests approval for an Essential Home Repair loan in the amount of \$6,935.50 to convert a tub/shower to just a shower, for mobility. This will occur at 832 W. 11th St Lorain 44052 for Jose Negron Colon. Eiffel Builders submitted the most complete and cost-effective estimate for the scope of work to be completed for \$6,305.00. The total funds requested, including a 10% contingency of \$630.50, is \$6,935.50.

Additional estimates received were from Moore Integrity \$9,700.00 and JenMet Construction who voluntarily withdrew their quote. The additional estimate did not include the 10% contingency.

The work will be paid out of the Block Grant Home Repair funds, account number 2260.R.226.7130.6400.6100 and is contingent on compliance with other federal requirements, including environmental reviews.

Discussion: Modifications will be made to this property to accommodate a disability.

Mayor Bradley made the motion to approve the request; Safety/Service Director Rey Carrion seconded the motion.

Roll Call: Safety/Service Director Rey Carrion -aye; Mayor Bradley-aye. Motion carried unanimously.

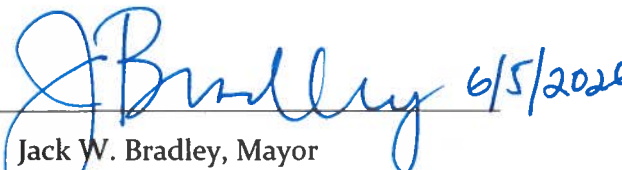

q. The Building, Housing and Planning Department (BHP) requests approval to authorize the Safety/Service Director to execute all necessary agreements with the Homeowner and G.I.D. Construction, LLC for the home rehabilitation of 3118 Clifton Avenue. The total contract amount is \$40,370.00, which includes a 10% contingency (\$36,700.00 project cost + \$3,670.00 contingency). The funds will be paid from account number 1010.G800.6300.1515 and is contingent on compliance with other federal requirements, including environmental reviews.

Discussion: Homeowners are selected for this program based on the date and time their application was submitted. There is a waitlist for this program. Eiffel Builders bid \$50,622.00 and Moore Integrity bid \$56,925.00. G.I.D. Construction submitted the lowest and best bid. The contract being awarded came in about \$1,000.00 less than the City's estimate.

Mayor Bradley made the motion to approve the request; Safety/Service Director Rey Carrion seconded the motion.

Roll Call: Safety/Service Director Rey Carrion -aye; Mayor Bradley-aye. Motion carried unanimously.

The Board of Control Meeting of May 13 adjourned at 12:12 p.m.

 6/5/2026 

Jack W. Bradley, Mayor
City of Lorain, Ohio
Alonna Lopez
Secretary for Board of Control